UNOFFICIAL COPY

Andrea Griffin

0629741071 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 10/24/2006 11:43 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, Estes Vintage Renovations, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND KRISTEN WARRANTS COLANTUONO, a single women of 1143 W. Apt. 1F, Chicago, Wrightwood, ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

LESEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 11-32-102-006-0000

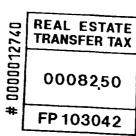
Address of Real Estate: 1354-62 W. Estes, Unit 1358-2N, Chicago, Illinois

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installment; thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements, encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium, (5) the Declaration of Condominium for Loyola Lake Condominiums and other recorded condominium documents, and any amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Frozerty Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

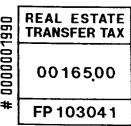
City of Chicago Real Estate Dept. of Revenue Transfer Stamp 473820 \$1,237.50

10/23/2006 11:02 Batch 07202 40









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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on	
	ESTES VINTAGE RENOVATIONS, LLC an Illinois limited liability company; BY: DDJ VINTAGE RENOVATIONS, LLC an Illinois limited liability company ITS Manager
	BY: Douglas J. Allen, Its Manager
State of Illinois) ) ss County of Cook)	
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Douglas J. Alien., in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.	
Given under my hand and official	seal, this
OFFICIAL SEAL JUDY MASON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 8-31-2008	Notary Public
This Instrument was prepared by:	Notary Public
Brown, Udell & Pomerantz, 1332 N. Hals	sted St. Suite 100, Chicago, IL, 60622.
Mail to:	Send subsequent tax bills to:
Kristen Colantiono	Same
1358 W. Estes #21 Chicago, IL 60626	J
0 - 30420	

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## **UNOFFICIAL COPY**

## PARCEL 1:

UNIT 1358-2N IN THE LOYOLA LAKE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 16.00 FEET LOT 14 AND ALL OF LOT 15 AND THE EAST 43.00 FEET OF LOT 16 IN WILLIAM M. DEVINE'S 3RD BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK, BEING A SUBDIVISION OF BLOCK 1 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623616054, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREFY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENAT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFITOF SAID PROPERTY SET FORTH IN THE DECLARAT ONOF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMIANING PROEPRTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVIATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Commonly known as 1354-62 West Estes, Unit 1358-2N, Chicago, Illinois.